

RECORD AND RETURN TO:
THE BANK OF NEW YORK MELLON
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082
DHGW FILE NO. 50387G-2
TS No.: 09-0169514 CONV
TSG No.: 09-6-510156A
PARCEL No.: 106929050 0011700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DOCUMENT PREPARED UNDER THE
SUPERVISION OF:
Dyke, Henry, Goldsholl & Winzerling, PLC
415 N. MCKINLEY, STE. 555
LITTLE ROCK, AR 72205
Telephone No. (501) 661-1000

TRUSTEE'S DEED

GRANTOR:

RECONTRUST COMPANY, N.A., TRUSTEE
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082
Telephone No. (800) 281-8219

GRANTEE:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18**
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065
Telephone No. (800) 669-6650

THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS CONVEYANCE IS DESCRIBED AS FOLLOWS:

LOT 117, SECTION A, EASTOVER SUBDIVISION, IN SECTION 29, TOWNSHIP 1 SOUTH,
RANGE 6 WEST, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 12, PAGES 32-35,
CHANCERY CLERK'S OFFICE FOR DESOTO COUNTY, MISSISSIPP, TO WHICH PLAT
REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SUBJECT
TO RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROADS AND PUBLIC UTILITIES;
TO APPLICABLE BUILDING, ZONING, SUBDIVISION AND HEALTH DEPARTMENT
REGULATIONS; TO THE COVENANTS, LIMITATIONS AND RESTRICTIONS OF
RECORD WITH THE SAID RECORDED PLAT OF SAID SUBDIVISION IN PLAT BOOK 12,
PAGES 32-35; TO ANY MATTER WHICH MIGHT BE DISCLOSED BY A CURRENT,
ACCURATE SURVEY AND PHYSICAL INSPECTION OF SAID PROPERTY.

KNOW ALL MEN BY THESE PRESENT:

WHEREAS, on August 7, 2006, **ROBERT SMITH AND CASSANDRA SMITH, HUSBAND AND
WIFE AS COMMUNITY PROPERTY**, executed a Deed of Trust to RECONTRUST COMPANY, N.A. as
Trustee, with MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR
COUNTRYWIDE HOME LOANS, INC being shown as Beneficiary therein, under the terms of which the
hereinafter described property was conveyed to said Trustee to secure the payment to the said Beneficiary therein, of

a certain indebtedness therein mentioned and described, which Deed of Trust was recorded in Book 2540 at Page 32 in the Office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC assigned said Deed of Trust to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 pursuant to an Assignment of Deed of Trust recorded in Book 3118 at Page 545 in the Office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18, the current Beneficiary of said Deed of Trust, re-appointed RECONTRUST COMPANY, N.A. as Trustee therein, as authorized by the terms thereof, as evidenced by an instrument recorded in Book 3118 at Page 547 in the Office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the Beneficiary having exercised the option of declaring the entire unpaid balance of said indebtedness immediately due and payable, and invoking the power of sale, and having directed the undersigned as Trustee in said Deed of Trust, to sell the property therein described in accordance with the terms and conditions of the said Deed of Trust; and,

WHEREAS, after having advertised the said sale in all respects as required by law and the terms of said Deed of Trust, the undersigned did, on March 11, 2010 within the legal hours (between the hours of 11:00 a.m. - 4:00 p.m.) at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, offer the hereinafter described land and property for sale to the highest bidder for cash in the manner required by law and the terms and conditions of said Deed of Trust; and,

WHEREAS, at the time and place aforementioned, the undersigned received from the hereinafter named grantee a bid of SEVENTY THOUSAND TWO HUNDRED AND 00/100 DOLLARS (\$70,200.00), which was the highest bid for cash for said land and property, and said bidder was then and there declared to be the purchaser thereof;

NOW, THEREFORE, in consideration of the aforesaid sum, cash in hand paid, the receipt whereof is hereby acknowledged, the undersigned does hereby sell and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18, the afore-described real estate, together with all the improvements and appurtenances thereunto belonging, situated in Desoto County, State of Mississippi.

I hereby convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this 29th day of March, 2010.

RECONTRUST COMPANY, N.A., TRUSTEE
2380 Performance Dr, TX2-985-07-03
Richardson, TX 75082
Telephone No. (800) 281-8219

By: 

Title: Assistant Secretary

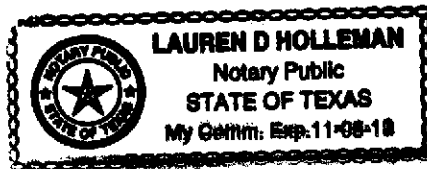
ACKNOWLEDGMENT

STATE OF TEXAS)
) ss
COUNTY OF DALLAS)

PERSONALLY appeared before me, the undersigned authority, in and for the jurisdiction aforesaid,
Stephen Gross, to me personally well known, as Assistant Secretary of RECONTRUST
COMPANY, N.A. an entity, who acknowledged that for and on behalf of said entity she signed and delivered the
foregoing Trustee's Deed as the act and deed of said entity.

WITNESS MY SIGNATURE and seal of office this 29th day of March, 2010.


Notary Public



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 7, 2006, ROBERT SMITH AND CASSANDRA SMITH, HUSBAND AND WIFE AS COMMUNITY PROPERTY, executed a Deed of Trust to RECONTRUST COMPANY, N.A. as Trustee for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC, which Deed of Trust was recorded in Book 2540 at Page 32 in the Office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-

BACKED CERTIFICATES, SERIES 2006-18, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, the current Beneficiary of said Deed of Trust, re-appointed RECONTRUST COMPANY, N.A. as Trustee therein, as authorized by the terms thereof, as evidenced by an Instrument recorded in Book 3118 at Page 547 in the Office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared to be due and payable, and the legal holder of said indebtedness, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18, BY BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, BY BAC GP, LLC, ITS GENERAL PARTNER, AS ATTORNEY-IN-FACT, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Trustee's fees and ex-

Volume No. 115 on the 18 day of Feb., 2010

Volume No. 115 on the 25 day of Feb., 2010

Volume No. 115 on the 4 day of Mar., 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 4 day of Mar.

BY *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 521 words @ .12 \$ 62.52

B. 2 subsequent insertions of 1042 words @ .10 \$ 104.20

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 169.72

panes of sale.

**NOW, THEREFORE, RECON-
TRUST COMPANY, N.A.,**
Trustee, will on March 11,
2010, offer for sale at public
outcry to the highest bidder
for cash, within legal hours
(between the hours of 11:00
a.m. - 4:00 p.m.) at the East
front door steps of the DeS-
oto County Courthouse in
Hernando, Mississippi, the
following-described prop-
erty:

LOT 117, SECTION A, EAST-
OVER SUBDIVISION, IN
SECTION 29, TOWNSHIP
1 SOUTH, RANGE 6
WEST, AS SHOWN BY
PLAT OF RECORD IN
PLAT BOOK 12, PAGES
32-35, CHANCERY
CLERK'S OFFICE FOR
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MATTER WHICH MIGHT
BE DISCLOSED BY A
CURRENT, ACCURATE
SURVEY AND PHYSICAL
INSPECTION OF SAID
PROPERTY.

RECONTRUST COMPANY,
N.A. will convey only such
title as vested in it as
Trustee.

WITNESS my signature on this
25th day of January, 2010.

RECONTRUST COMPANY,
N.A., TRUSTEE

2380 Performance Dr, TX2-
985-07-03

Richardson, TX 75082

Telephone No. (800) 281-8218

By: /s/ Heather Malone

Title: Assistant Secretary

RECONTRUST COMPANY,
N.A., TRUSTEE

2380 Performance Dr, TX2-
985-07-03

Richardson, TX 75082

TS No.: 09-0169514

PARCEL No. 106928050
0011700

DHGW 50387G-2

PUBLISH ON THESE DATES:

February 18, 2010

February 25, 2010

March 4, 2010